

March 19, 2023

Re: H. 184.

House General & Housing Committee

As a small landlord with just a couple of apartments, being able to paint, clean and complete minor repairs after a tenant vacates an apartment is vital to my business. The new rules would require a large expense just to be able to make minor painting and repairs to my own building. We all know the “extremely” high cost of hiring a professional to complete these tasks along with insurance expenses, are thru the roof!

As a small landlord with buildings that predate 1978, having to pay hundreds of dollars in fees along with THOUSANDS of dollars in specialty contract insurance requirements could jeopardize my ability to maintain affordable apartments for my tenants without passing those costs onto them. This not only jeopardizes the tenant with rent increases but also jeopardizes the landlord in the affordability to maintain units in a cost-efficient way.

I truly believe there has to be regulation in order to maintain the health and quality of our buildings. That is why we have inspections and must follow code guidelines. I pride myself in the conditions I maintain in my apartments. I treat my tenants not as renters, but as family.

One of the BIGGEST assets my tenants get from me is when their lease ends. I work with them on providing all painting supplies, at NO COST TO THE TENANT, so they can repaint any areas that may need painting. This allows me and both the departing and incoming tenants a HUGE savings! The benefit for the new tenant is a hassle-free move-in with all painting completed. The benefit for the departing tenant is the HUGE MONEY SAVINGS as no deductions are made from the return of their security deposit for painting. The benefit for myself is the time saved for painting. We all know time saved is money saved! This also makes for very HAPPY TENANTS!

I am a native Vermonter both born and raised in this GREAT State. These requirements are forcing small landlord's like myself, extreme financial burdens. We all know that any increase in costs always means increases in rents. These requirements put a HUGE expense not only on the landlord but the tenant too. Tenant's rents will increase making some apartments unaffordable.

There is currently plenty of regulations to enforce proper painting and repair of buildings. These new requirements DO NOTHING to better maintain buildings. All the new requirements do is financially burden the small landlord and their tenants. Larger companies can afford these requirements as they usually have in-house licensed contractors.

Please help save the small landlord and their tenants from requirements that do nothing except financially burden small landlords, and financially burden their tenant's with rent increases!

**I respectfully ask that you pass “H. 184.”**

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